



Town of Winchester  
1 Richmond Road Winchester, NH 03470

**Minutes of the  
Selectmen Meeting**

Wednesday, December 8, 2021

**Board members present for the meeting:** Ben Kilanski, Lindseigh Picard, James Rokes, Theresa Sepe and Herbert Stephens. Also, present Dale Gray and Rick Meleski.

**First order of business: Public Hearing**

The Chairman opens the meeting at 6:00 pm.

The Winchester Board of Selectmen will hold a public hearing on Wednesday, December 8, 2021, starting at 6:00 p.m. at the Winchester Town Hall, 1 Richmond Road, Winchester, NH 03470. The public hearing will be held to discuss and hear public comment on the ongoing Winchester Town Beach Feasibility Study project sponsored by the Town of Winchester through a federal Community Development Block Grant (CDBG). An update on the results of the Study will be provided. Selectman Sepe makes a motion to open the public hearing. Selectman Rokes seconds the motion. The motion carries 5-0. James Weatherly-Grand Administrator from SWRPC provided and overview of the CDBG requirements for the ongoing Town Beach feasibility study project. Dan Flores-SFC Engineering spoke to the board on the final 2 concepts for the ADA beach ramp. Concept #1-ramp system along the left side of the concrete wall. With a budget of \$23k for design and permitting. Construction cost will be \$220k. Total budget for the ramp \$243k. Concept #2- a 2 vertical lift system with a lift on both levels of the Town Beach. With a budget of \$23k for design and permitting. Construction cost will be \$205k which includes the cost of the lifts in the amount of \$61,470 per lift. Total budget for the ramp \$228k. Both concepts will have a removable surface mat from where the sand starts to the water. Selectman Kilanski stated that even though this concept total cost is less there will be additional cost for the annual inspection and maintenance of the 2 lifts. Selectman Picard stated the lifts might not be inviting for people to use. Selectman Stephens added that who's going to monitor the lifts, so people are not playing with them. Dan also informed the board the project is in the Shoreline protection area so there will be permitting that needs to be filed with DES. Permit cost would depend on the concept, \$1,100 for the ramp and \$700 for the lifts. For the ramp concept a Civil Engineer would be needed for the footings and look at the concrete wall making sure it could hold the ramp. Estimated cost \$12,000. A Structural Design Engineer would design the concrete work, sidewalk, curb, and lifts. For design and permitting will be 6months. SFC has identified the Land & Water Conservation Fund as a likely funding source for our project. No Public comments or questions. Selectman Rokes makes a motion to close the public hearing. Selectman Picard seconds the motion. The motion carries 5-0.

**Second order of business: Minutes & New Business**

The board reviews the minutes of 12/1/21 for approval. Selectman Rokes makes a motion to approve the minutes. Selectman Stephens seconds the motion. Motion carries 5-0.

WEDC gave the board an update on the Stone Mt Business Park. Due to the perceived high land value there has been little movement on the sale of a lot. The WEDC looked at having the original appraiser reassess the property but he expensive and the comps where not in southwest NH. WEDC is requesting that Avitar assess the Business Park. Please advise the WEDC on how best to achieve the same beneficial goal and a reasonable

value on the land that will meet EDA guidelines. Karey said that Avitar will be coming next week, and she will speak to them on property assessments.

Chief Josephson would like to implement a traffic safety vest program for walkers in town for visibility & safety. The program would be call "Walk safe Winchester" and the PD would accept donations to purchase the vests. Selectman Sepe makes a motion to approve the Chiefs program request. Selectman Picard seconds the motion. The motion carries 5-0.

Selectman Rokes makes a motion to approve a firework permit for Old Mt Turnpike Rd for 12/18/21. Selectman Stephens seconds the motion. Motion carries 4-0-1.

Selectman Rokes makes a motion to approve the current use tax for map 15 lot 23/4-2 in the amount of \$3,290 and map 15 lot 23/4-1 in the amount of \$3,000. Selectman Picard seconds the motion. The motion carries 5-0.

The board received and email from Jonathan Gallup stating that it would be conducive to charge \$100 for dump stickers then pay by the bag.

Selectman Kilanski stated that the other 2 public hearing were canceled due to the grant application was withdrawn for the Winchester Learning Center project.

Amanda Lunt & Paul Taylor from the Thayer Library presented their budget. Selectman Rokes said that this budget has a decrease of \$7,000. Paul stated that he went back threw the budget closely again and reduced the propane & electricity. The requested amount was \$32,037. The board does have concern with the rent being low and Selectman Sepe would like to see the rental agreement. The agreement should have a beginning and an end date with a review period. Amanda said that there is a copy in Amy's office. Selectman Sepe stated she has a hard time voting on the budget numbers that are not accurate. Selectman Picard asked about the formant of the budget and how clear the format was. Karey stated that the last year Amanda used the same format as the Town Dept Heads. Selectman Kilanski asked the Thayer Library Trustees if they would like a board member to help them. Paul said yes. Selectman Rokes makes a motion to approve \$27,400. Selectman Stephens seconds the motion. Motion carries 4-1.

**The board reviews and approves the following financial documents:**

N/A

**Third order of business Other:**

Selectman Kilanski state that the Budget Committee had their 1<sup>st</sup> meeting with the School Board Tuesday night. Selectman Kilanski asked Dale to look at the potholes on Goamko Dr. Dale will take a look.

Selectman Picard reminded everyone to register your homes for the Winter Wonderland contest by Dec 10<sup>th</sup>. Maps will be available soon after. Selectman Stephens asked if the RED Committee hung the wreaths on the bridge, they look really good. Selectman Picard stated yes.

Selectman Picard updated the board on the Planning Board Meeting. The board will have a warrant article on Plan Residential Development. The board invited Police, Fire, and water/sewer to their meeting for their input on the impact it might have on the departments. Selectman Rokes said that he spoke to Rick on where the wastewater treatment plant is 80% capacity. If we add 100 new homes and businesses come to the business park what will be the impact to the water/sewer. Rick stated that what he saw and read the information and sees little impact but depends on a case-by-case bases.

**Fourth order of business public comment:**

Natalie Quevedo asked the board to think about using the Attorney that Renelle-bond agent recommended to the broadband committee, Attorney John Ratigan from DTC Law Firm. The attorney cost would be no more \$2000 due to the fact he has all the templets and contracts that are needed. The broadband committee will be presenting the mailer to the board for there review and input before it is mailed to the residents.

**Nonpublic under RSA 91-A:3II**

Selectman Picard makes a motion to enter nonpublic session under "a, b, c & e ". Selectman Stephens seconds the motion. The motion carries 5-0. A roll call vote was taken, and members vote "yes" individually, and the board convenes in non-public at 8:41pm.

**Adjournment:**

The board reconvenes in public session at 7:46pm.

Selectman Picard makes a motion to seal the minutes under "a, c & e ". Selectman Stephens seconds the motion. The motion carries 5-0.

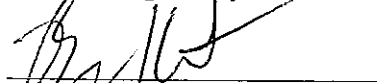
Selectman Picard asked the board why they changed Attorney's. Selectman Rokes said to go with a local and to lower the Attorney fees. Selectman Stephens makes a motion to return to Upton & Hatfield. Selectman Picard seconds the motion. The motion carries 4-1.

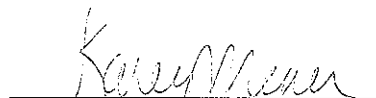
Selectman Sepe makes a motion to adjourn at 7:50pm. Selectman Picard seconds the motion. The motion carries 5-0.

Minutes respectfully submitted:

Karey Miner, Town Administrator

Minutes signed by:

  
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Ben Kilanski, Chairman

  
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Karey Miner